

**Arendelle, Cantraywood,  
Inverness**

**Offers Over £575,000**





## Overview

- Substantial modern architect designed home
- Lounge, large kitchen/dining/family room, sunroom, games room
- 5 bedrooms, 5 baths, playroom, office, utility
- Option to have self contained 1 bedroom annex
- Detached double garage, gardens extend to approx 0.4 acre
- EPC Band B



## Description

This impressive architect designed 5 bedroom detached home was built in 2016. The accommodation is generous throughout and has been well thought out to future proof the growing modern families needs. A 1 bedroom annex can easily be separated from the downstairs accommodation, with all the relevant plumbing, meters and firewalls in place. Downstairs offers a substantial open plan kitchen/family/dining room and sunroom - which is the heart of the home. There is also a formal lounge to the front. The kitchen benefits from an island unit and integrated appliances including an induction hob, extractor, double oven, microwave and wine cooler. The dishwasher and American fridge/freezer are also included in the sale. The generous proportions of the room easily accommodates a large dining table and 10 chairs, as well as a family seating area with wood burning stove. A useful playroom and utility room completes the accommodation in the main part of the house. The rear hall accesses the games room, a large office and a shower room. The games room has plumbing to add a kitchen and the office could easily be turned into large bedroom and with an ensuite shower room. This self contained 1 bedroom annex would be ideal for an elderly parent or older child who wants their own space. Upstairs offers a spacious galleried landing - which could be used as a study, 5 double bedrooms and the family bathroom with free standing bath. Both the master bedroom and bedroom 2 are a substantial size and have walk in wardrobes and ensuite shower rooms. Bedrooms 3 and 4 have a jackn Jill ensuite shower room between them. There is excellent storage throughout, including fitted storage in all the bedrooms. There is oil fired central heating, with underfloor heating throughout the ground floor and with radiators upstairs. The detached double garage has a floored loft which is insulated with power, lights and a staircase. The gardens extend to approximately 0.4 acre and are flat, laid to lawn and easily maintained. There is a large patio ideal for catching the sun all day long.



## Room Dimensions

Lounge	(20' 1" x 21' 2") or (6.11m x 6.45m)
Kitchen / Diner	(28' 9" x 23' 4") or (8.77m x 7.11m)
Family Room	(26' 5" x 18' 6") or (8.05m x 5.65m)
Utility Room	(7' 5" x 9' 5") or (2.26m x 2.86m)
Playroom	(10' 9" x 13' 7") or (3.28m x 4.14m)
Games Room	(23' 9" x 18' 3") or (7.23m x 5.56m)
Office	(18' 3" x 12' 5") or (5.56m x 3.79m)
Shower Room	(7' 4" x 8' 11") or (2.23m x 2.71m)
Master Bedroom	(16' 1" x 16' 8") or (4.91m x 5.08m)
Master Ensuite	(10' 4" x 5' 7") or (3.15m x 1.70m)
Bedroom 2	(16' 1" x 17' 1") or (4.90m x 5.20m)
Bedroom 2 Ensuite	(7' 0" x 7' 1") or (2.13m x 2.15m)
Bedroom 3	(11' 0" x 17' 9") or (3.36m x 5.40m)
Jack And Jill Shower Room	(13' 8" x 4' 8") or (4.17m x 1.43m)
Bedroom 4	(10' 7" x 10' 2") or (3.22m x 3.10m)
Bedroom 5	(13' 10" x 13' 5") or (4.21m x 4.08m)
Bathroom	(10' 6" x 10' 9") or (3.19m x 3.27m)





### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances including NEFF Induction hob, extractor, two Bosch electric ovens, microwave oven, wine cooler. Dishwasher.

American style fridge/freezer.

### Services

Mains electricity and water. Private drainage via septic tank with treatment centre. Oil tank. Photovoltaic solar panels supplement the electricity supply and generate approx. £600 from the grid. Satellite, Telephone and Broadband.

### Entry

By mutual agreement.

### Council tax

Band G

### Viewing

To arrange a viewing of this property please contact Karine MacRae on 01463 233218 or 07919 176787



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